



Village of Canal Winchester  
36 South High Street  
Canal Winchester, Ohio 43110-1213

Village Council  
January 22<sup>nd</sup>, 2008  
6:30 PM

### **PUBLIC HEARING**

### **Shoppes at Winchester Farm**

### **Minutes**

#### **Call to order:**

Mr. Deeds called the Public Hearing to order at 6:35pm

#### **Roll Call:**

John Bender  
Victor Paini

Rick Deeds  
Marilyn Rush-Ekelberry

Bruce Jarvis  
Leah Turner

Ms. Mershon

#### **Purpose of Public Hearing:**

To hear public comments on the proposed zoning application ZA-07-04, Property Owners Shirley Meuser and Marcia Moorefield. Applicant Tim Spenser of Newpointe Real Estate, LLC for property located on the NE corner of West Waterloo Street and Cemetery Road is requesting a Zoning Map Amendment to change the zoning of the property from General Commercial (GC) and Light Manufacturing (LM) to Planned Commercial District (PCD). The Planning and Zoning Commission has recommended approval of the Zoning Map Amendment per the submitted preliminary development plan and revised zoning text.

#### **Presentation to Council:**

Allen Neimayer presented the Staff Report

Bill Christensen presented the Planning and Zoning recommendation of approving the zoning amendment with the exceptions noted...

1. The issue regarding possible one way traffic and angled parking in front of the proposed retail building will be reviewed after a detailed traffic study has been provided.
2. A separate floodplain permit along with required supporting data to be filed for review and approval.
3. A traffic analysis, or traffic study, to be determined by the village engineer, to be submitted for review and approval.
4. Final landscaping and civil engineering plans to be submitted for review and approval.
5. Final off-street parking space requirements, as well as the need for off-street loading spaces, to be determined with the final development plan review.
6. A detailed signage plan for the development to be submitted with the final development plan review.
7. The applicant or future owner agrees to work with the village on dev. Standards appropriate to actual use of Out Lot "D".
8. Traditional materials shall be used on the exterior of the structures such as wood, brick, stone or hardi-plank.
9. Dimensional shingles shall be used.
10. The following shall be indicated a Prohibited Uses: drive-thru restaurants (i.e. McDonald's), discount retail establishments (i.e. dollar stores and discount tobacco stores) and check cashing businesses except for banks and credit unions.

**Tim Spencer**, of Newpointe Real Estate LLC., offered to answer any questions. Mr. Jarvis asked if the 2<sup>nd</sup> story of the retail space would be office space or if it was a dummy front. Mr. Spencer answered that it was indeed a second floor that was to be used for office space. Mr. Jarvis then inquired as to the placement of the signage and parking for the retail space. A discussion of the signage and parking ensued.

Ms. Mershon asked if there would be a sidewalk for those who park in the rear of the building and need to come around to the front to enter. Mr. Spencer assured her that there will be sidewalks available and proceeded to explain further with the diagram

#### **Residents' Questions/Comments:**

**Jeffery Bond**, of 36 Washington St. in Canal Winchester, stated that he was disheartened that two period houses are being torn down and glorified office buildings are being put in their place. The community has third-rate standards and will end up looking like Pickerington and everywhere else. Mr. Bond states that he just doesn't care anymore.


**Adjournment:**

Dr. Bender moved to adjourn the public hearing. Mr. Paini seconded the motion.

**VOTE: AYES: Mr. Jarvis, Mr. Paini, Mrs. Turner, Mrs. Rush-Ekelberry  
Ms. Mershon, Mr. Deeds, Dr. Bender**


**NAYS:**

Meeting adjourned at 7:04 pm.

  
Nanisa Osborn, Clerk of Council

  
Rick Deeds, President

Date February 4, 2008

  
Michael Ebert, Mayor

## Administrative Assistant

**NOTE: The minutes set forth herein are an extract of the Council meetings. Anyone desiring a transcript of the complete minutes of the Council meeting may obtain the same at a cost of \$10.00 per page.**